



Tom Parry

Min Y Coed Grogan Terrace, Harlech, LL46 2YF
Offers in the region of £220,000

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Nestled in the charming town of Harlech, this delightful 2-bedroom cottage is a true gem. Boasting perfect condition internally and externally with tasteful character and charm throughout, this property offers a cosy and inviting atmosphere that will make you feel right at home.

With its quaint appeal and small outside space, this house is perfect for those seeking a tranquil retreat. Whether you're looking for a weekend getaway or a permanent residence, this property has the potential to be your very own "home from home".

Don't miss out on the opportunity to own a piece of Harlech's beauty - come and experience the warmth and comfort this lovely house has to offer.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

LOUNGE/KITCHEN

4.06 x 5.42 (13'3" x 17'9")

Contemporary open plan layout - Feature stone fireplace with inset log burning stove and slate hearth, window to front, radiator, stairs to first floor - kitchen area comprising wall and base units with integrated electric oven, integrated microwave, two ring hob with extractor hood above, integrated fridge, laminate worktops, sink and drainer unit, tiled splash back - Dining area to side

UTILITY AREA

Stable door leading to outside small rear yard which has gated access into Council car park, windows to side and rear, space and plumbing for washing machine

SHOWER ROOM

Modern white suite comprising shower cubicle with "Mira" electric shower, wash hand basin with storage below, low level w.c. with concealed cistern, ladder towel rail, open storage/display shelves, stone splash backs, obscured window to rear

FIRST FLOOR

LANDING

Original stripped pine doors leading to

BEDROOM 1

2.77 x 4.02 (9'1" x 13'2")

Window to front, fitted carpet, electric heater

BEDROOM 2

2.51 x 2.34 (8'2" x 7'8")

Window to rear, fitted carpet, electric heater

EXTERNAL

Small enclosed yard to front with enough room to sit outside and enjoy the Welsh sunshine!
Garden shed across communal pathway.
To the rear is a private passageway with gate leading to council car park.

MATERIAL INFORMATION

Mains water, drainage and electricity.

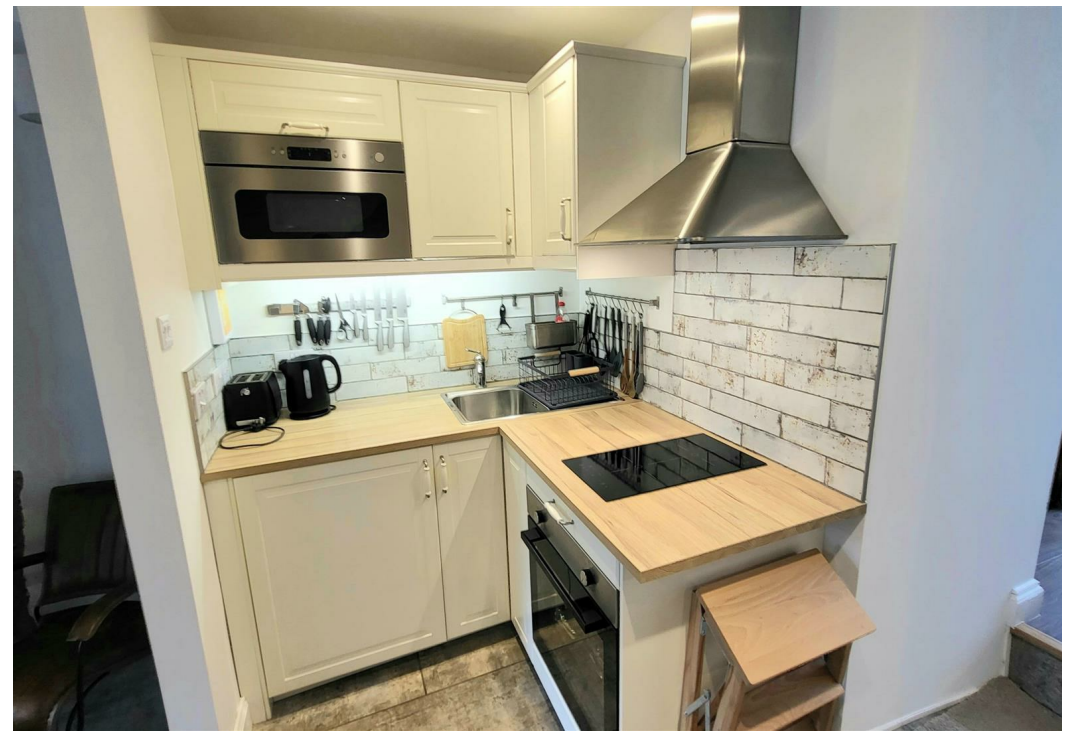
Stone built freehold cottage.

Gwynedd council tax band exempt due to business classification.

LOCATION

The property is situated in the town of Harlech which boasts a magnificent cliff top castle and cultural centre, together with numerous artisan shops, cafes and restaurants. Harlech's pretty stone houses and shops along the high street offer a unique opportunity to live in an Area of Outstanding Natural Beauty in Snowdonia National Park. The property is close to the Royal St David's links golf course and stunning beaches, and the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

EPC Awaited



Floor Plan Awaited